148.0	0003	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,500 / 808,500
					USE VALUE:	808,500 / 808,500
					ASSESSED:	808,500 / 808,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANROMA CHRISTINE & JOSEPH
Owner 2:	
Owner 3:	
Street 1:	21 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANROMA CHRISTINE & JOSEPH -
Owner 2:	-
Street 1:	1000 WALNUT STREET
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02460

NARRATIVE DESCRIPTION

This parcel contains 5,336 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2356 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5336.000	402,400		406,100	808,500
Total Card	0.123	402,400		406,100	808,500
Total Parcel	0.123	402,400		406,100	808,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.17 | /Parcel: 343.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97308

GIS Ref

GIS Ref

Insp Date 02/25/15

!11560!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	402,800	0	5,336.	406,100	808,900	808,900	Year End Roll	12/18/2019
2019	104	FV	311,300	0	5,336.	406,100	717,400	717,400	Year End Roll	1/3/2019
2018	104	FV	311,300	0	5,336.	359,600	670,900	670,900	Year End Roll	12/20/2017
2017	104	FV	291,500	0	5,336.	301,600	593,100	593,100	Year End Roll	1/3/2017
2016	104	FV	291,500	0	5,336.	301,600	593,100	593,100	Year End	1/4/2016
2015	104	FV	258,800	0	5,336.	261,000	519,800	519,800	Year End Roll	12/11/2014
2014	104	FV	258,800	0	5,336.	252,300	511,100	511,100	Year End Roll	12/16/2013
2013	104	FV	269,600	0	5,336.	240,200	509,800	509,800		12/13/2012

PRINT

Date	Time
12/11/20	01:43:01

LAST REV

Date	Time
03/09/15	13:52:42

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANROMA CHRISTI	31214-266		3/15/2000	Family	1	No	No		
ROWE GERHARD	27922-123		11/28/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	97308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/25/2015	Inspected	PT	Paul T
4/24/2009	Meas/Inspect	163	PATRIOT
12/19/1999	Mailer Sent		
11/30/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5336		Sq. Ft.	Site		0	70.	1.09	8									406,057						406,100	

Total AC/HA: 0.12250 | Total SF/SM: 5336 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 406,057 | Spl Credit | Total: 406,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09567058
Const Adj.:	0.92639291
Adj $ / SQ:	172.554
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	583229
Depreciation:	180801
Depreciated Total:	402428

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

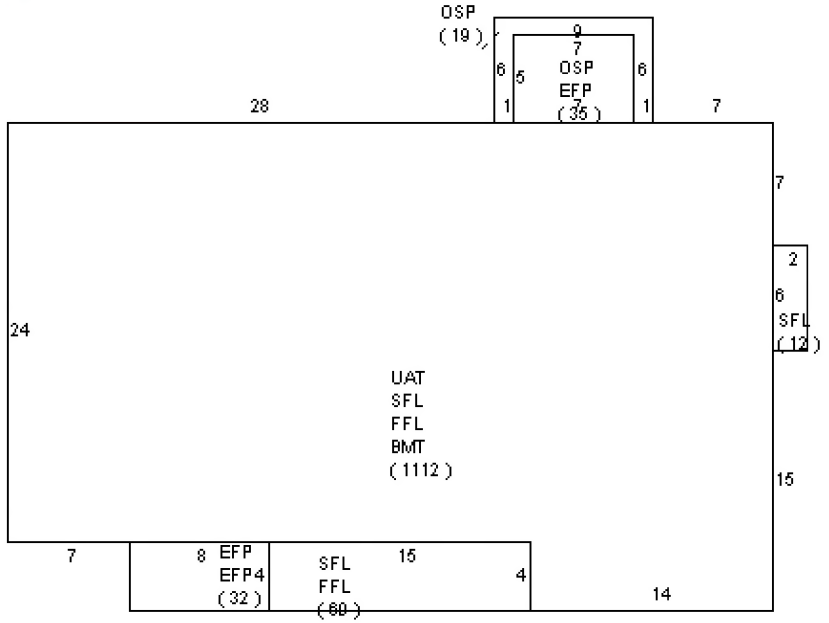
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.55
Special Features:	0	Val/Su Net:	103.21
Final Total:	402400	Val/Su SzAd	170.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,184	172.550	204,304
FFL	First Floor	1,172	172.550	202,233
BMT	Basement	1,112	51.770	57,564
UAT	Upper Attic	278	69.020	19,188
EFP	Enclos Porch	99	50.700	5,019
OSP	Screen Porch	54	44.840	2,421

Net Sketched Area:	3,899	Total:	490,729
Size Ad	2356	Gross Are	4733	FinArea	2356
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0003-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc